

146.0

0005

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
664,000 / 664,000
664,000 / 664,000
664,000 / 664,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DOYLE KAREN B/TRUSTEE	
Owner 2: KAREN B DOYLE REVOCABLE TRUST	
Owner 3:	

Street 1: 175 NEWPORT ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: DOYLE KAREN -
Owner 2: -
Street 1: 175 NEWPORT ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1929, having primarily Stucco Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 4400 Sq. Ft. Site 0 80. 1.25 9

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								96247
								GIS Ref
								GIS Ref
								Insp Date
								01/20/18

Source: Market Adj Cost	Total Value per SQ unit /Card:	608.62	/Parcel: 608.6	Entered Lot Size
				Total Land:

Land Unit Type:

Parcel ID	146.0-0005-0013.0	!11454!
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PRINT

Date	Time
12/11/20	01:37:27

LAST REV

Date	Time
03/27/19	10:49:17

danam

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE KAREN,	64435-51		10/30/2014	Convenience		1	No		
POWERS ROBERT/M	53525-549		9/11/2009		421,533	No	No		
BOURGET ARTHUR	44591-566		2/3/2005		375,000	No	No		
	10131-366		9/27/1962		17,500	No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/16/2018	1714	Re-Roof	8,200	C					1/20/2018	Inspected	BS	Barbara S
3/16/2010	182	Redo Kit	27,000	C				gut & redo kitchen	12/16/2017	MEAS&NOTICE	HS	Hanne S

									6/16/2010	Info Fm Prmt	BR	B Rossignol
--	--	--	--	--	--	--	--	--	-----------	--------------	----	-------------

									4/3/2009	Inspected	189	PATRIOT
--	--	--	--	--	--	--	--	--	----------	-----------	-----	---------

									1/30/2009	Measured	336	PATRIOT
--	--	--	--	--	--	--	--	--	-----------	----------	-----	---------

									6/15/2005	MLS	HC	Helen Chinal
--	--	--	--	--	--	--	--	--	-----------	-----	----	--------------

									11/22/1999	Meas/Inspect	153	PATRIOT
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									1/1/1982		CS	
--	--	--	--	--	--	--	--	--	----------	--	----	--

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 2 - Bungalow				Full Bath: 1	Rating: Good			A Bath:	Rating:							24	
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:			A 3QBth:	Rating:							9	
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:			A HBth:	Rating:								
Foundation: 3 - BrickorStone				OthrFix: 1	Rating: Average			RESIDENTIAL GRID									
Frame: 1 - Wood				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1							
Prime Wall: 6 - Stucco				Kits: 1	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O								
Sec Wall:		%		A Kits:	Rating:			Other									
Roof Struct: 2 - Hip				Frl:	Rating:			Upper									
Roof Cover: 1 - Asphalt Shgl				WSFlue:	Rating:			Lvl 2									
Color: TAN								Lvl 1									
View / Desir:								Lower									
GENERAL INFORMATION				CONDOS INFORMATION				Totals	RMS: 6	BRs: 2	Baths: 1	HB					
Grade: C - Average				Location:				REMODELING				RES BREAKDOWN					
Year Blt: 1929	Eff Yr Blt:			Total Units:				Exterior:	No Unit	RMS	BRS	FL					
Alt LUC:		Alt %:		Floor:				Interior:	1	6	2						
Jurisdct: G12		Fact: .		% Own:				Additions:									
Const Mod:				Name:				Kitchen:									
Lump Sum Adj:				DEPRECIATION				Baths:									
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10.	%		Plumbing:									
Avg Ht/FL: STD				Functional:		%		Electric:									
Prim Int Wall: 2 - Plaster				Economic:		%		Heating:									
Sec Int Wall:		%		Special:		%		Totals	1	6	2						
Partition: T - Typical				Override:		%		General:									
Prim Floors: 3 - Hardwood				Total: 10.8	%												
Sec Floors:		%		CALC SUMMARY													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 90.00													
Subfloor:				Size Adj.: 1.35000002													
Bsmnt Gar: 1				Const Adj.: 0.99980003													
Electric: 3 - Typical				Adj \$ / SQ: 121.476													
Insulation: 2 - Typical				Other Features: 69500													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 249376													
Solar HW: NO		Central Vac: NO		Depreciation: 26933													
% Com Wall		% Sprinkled:		Depreciated Total: 222443													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 146.0-0005-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	16X8		A	AV	2016		0.00	T	2.4	101				
More: N				Total Yard Items:				Total Special Features:				Total:					

Sketch Map Labels:

- PAT 16 (128)
- FFL BMT (1091)
- EFP BMT (66)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,157	36.440	42,164						
FFL	First Floor	1,091	121.480	132,530						
PAT	Patio	128	5.180	663						
EFP	Enclos Porch	66	68.460	4,518						
Net Sketched Area: 2,442				Total:	179,875					
Size Ad	1091	Gross Are	2442	FinArea	1091					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,157	36.440	42,164						
FFL	First Floor	1,091	121.480	132,530						
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IMAGE

AssessPro Patriot Properties, Inc